

058.C

0001

0215.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

641,300 / 641,300

USE VALUE:

641,300 / 641,300

ASSESSED:

641,300 / 641,300

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-------------------------|
| 1 | | WATERMILL PL, ARLINGTON |

| | | |
|------------------|---------------------------|-----|
| OWNERSHIP | Unit #: | 215 |
| Owner 1: | FREINER KENNETH OLIVER JR | |
| Owner 2: | FREINER HOLLY T | |
| Owner 3: | | |
| Street 1: | 1 WATERMILL PL #215 | |
| Street 2: | | |

| | |
|-----------|-----------|
| Twn/City: | ARLINGTON |
| St/Prov: | MA |
| Postal: | 02476 |
| Cntry: | |
| Own Occ: | Y |
| Type: | |

| |
|-------------------------------------|
| PREVIOUS OWNER |
| Owner 1: O REILLY PETER J/TRUSTEE - |
| Owner 2: 15 CONCORD AVE TRUST - |
| Street 1: 22 BRADLEY ROAD |
| Twn/City: ARLINGTON |
| St/Prov: MA |
| Postal: 02474 |
| Cntry: |

| |
|---|
| NARRATIVE DESCRIPTION |
| This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1988, having primarily Brick Veneer Exterior and 1564 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms. |

| |
|---------------------------------|
| OTHER ASSESSMENTS |
| Code Descrip/No Amount Com. Int |

| |
|-------------------------|
| PROPERTY FACTORS |
| Item Code Description % |
| Z R7 APTS MED |
| o water |
| n Sewer |
| Census: Electri |
| Flood Haz: Exempt |
| D Topo |
| s Street |
| t Gas: |

| |
|--|
| LAND SECTION (First 7 lines only) |
| Use Description LUC Fact No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes |

| | | | | | | | |
|-----------|---|---------|------|---|----|------|------|
| 102 Condo | 0 | Sq. Ft. | Site | 0 | 0. | 0.00 | 6040 |
|-----------|---|---------|------|---|----|------|------|

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 102 | 0.000 | 641,300 | | | 641,300 | | 153149 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 10/03/17 |

| | | | | | | | | | | |
|----------------------------|------------------|-------------------|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| PREVIOUS ASSESSMENT | Parcel ID | 058.C-0001-0215.0 | | | | | | | | |
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
| 2022 | 102 | FV | 641,300 | 0 | . | . | 641,300 | | Year end | 12/23/2021 |
| 2021 | 102 | FV | 632,400 | 0 | . | . | 632,400 | | Year End Roll | 12/10/2020 |
| 2020 | 102 | FV | 614,600 | 0 | . | . | 614,600 | 614,600 | Year End Roll | 12/18/2019 |
| 2019 | 102 | FV | 573,700 | 0 | . | . | 573,700 | 573,700 | Year End Roll | 1/3/2019 |
| 2018 | 102 | FV | 475,400 | 0 | . | . | 475,400 | 475,400 | Year End Roll | 12/20/2017 |
| 2017 | 102 | FV | 442,700 | 0 | . | . | 442,700 | 442,700 | Year End Roll | 1/3/2017 |
| 2016 | 102 | FV | 442,700 | 0 | . | . | 442,700 | 442,700 | Year End | 1/4/2016 |
| 2015 | 102 | FV | 398,200 | 0 | . | . | 398,200 | 398,200 | Year End Roll | 12/11/2014 |

| | | | | | | |
|--------------------------|---------------------|--|---------|----|----|---|
| SALES INFORMATION | TAX DISTRICT | PAT ACCT. | | | | |
| Grantor | Legal Ref | Type Date Sale Code Sale Price V Tst Verif Notes | | | | |
| O REILLY PETER | 69208-204 | 4/28/2017 | 570,000 | No | No | |
| TAGLIERI EDMUND | 40117-134 | 7/24/2003 | Family | No | No | |
| LEE SEUNG HAE | 26229-168 | 4/16/1996 | 178,000 | No | No | Y |

| | |
|---|--------------------------------|
| BUILDING PERMITS | ACTIVITY INFORMATION |
| Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment | Date Result By Name |
| 5/19/2015 510 Renovate 15,335 | 10/3/2017 Measured DGM D Mann |
| | 6/3/2015 Permit Insp PC PHIL C |
| | 5/6/2000 197 PATRIOT |

| | | |
|-------------|--------------------------------|-----|
| Sign: _____ | VERIFICATION OF VISIT NOT DATA | / / |
|-------------|--------------------------------|-----|



| | | | | | | | | | | | | | | | | | | | | |
|---------------------------------|-----------------|---------------------------|-----------------|------------------------------------|--------------------|-----------------------------------|-------|---|--------------|-----------------|----------------------|-------------------|------------------------|-------|------------|------------|--------------|--|--|--|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | | |
| Type: 7 - Condo Garden | | Full Bath: 2 | Rating: Average | A Bath: | Rating: | BK:20281 PG:22,Building Number 1. | | | | | | | | | | | | | | |
| Sty Ht: 1 - 1 Story | | 3/4 Bath: | Rating: | A 3QBth: | Rating: | | | | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | 1/2 Bath: | Rating: | A HBth: | Rating: | | | | | | | | | | | | | | | |
| Foundation: 1 - Concrete | | OthrFix: | Rating: | WSFlue: | Rating: | | | | | | | | | | | | | | | |
| Frame: 1 - Wood | | OTHER FEATURES | | | | | | | | | | | | | | | | | | |
| Prime Wall: 8 - Brick Veneer | | Kits: 1 | Rating: Good | A Kits: | Rating: | | | | | | | | | | | | | | | |
| Sec Wall: 6 - Stucco | 10 % | Frl: | Rating: | Upper: | | | | | | | | | | | | | | | | |
| Roof Struct: 4 - Flat | | WSFlue: | Rating: | Lvl 2: | | | | | | | | | | | | | | | | |
| Roof Cover: 4 - Tar & Gravel | | CONDOS INFORMATION | | | | | | | | | | | | | | | | | | |
| Color: BRICK | | Location: R - Rear | | | | | | | | | | | | | | | | | | |
| View / Desir: N - NONE | | Total Units: | | Floor: 2 - 2nd Floor | | | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | % Own: | 0.904900014 | Name: 25 - 6040 | | | | | | REMODELING | | | | | | | | |
| Grade: C - Average | | Phys Cond: | GD - Good | 14. % | No Unit RMS BRS FL | | | | | | RES BREAKDOWN | | | | | | | | | |
| Year Blt: 1988 | Eff Yr Blt: | Functional: | | % | 1 | 5 | 2 | 0 | | | | | | | | | | | | |
| Alt LUC: | | Economic: | | % | | | | | | | | | | | | | | | | |
| Jurisdct: G16 | Fact: . | Special: | | % | | | | | | | | | | | | | | | | |
| Const Mod: | | Override: | | % | | | | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | Total: | 14.9 % | Totals | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | CALC SUMMARY | | | | | | SUB AREA | | | | | | | | | | |
| Avg Ht/FL: STD | | Basic \$ / SQ: 325.00 | | | | | | Code Description Area - SQ Rate - AV Undepr Value | | | | | | | | | | | | |
| Prim Int Wal 1 - Drywall | | Size Adj.: 0.88363171 | | | | | | GLA | Gross Liv Ar | 1,564 | 280.450 | 438,625 | SUB AREA DETAIL | | | | | | | |
| Sec Int Wall: | % | Const Adj.: 0.97656715 | | | | | | | | | | | | | | | | | | |
| Partition: T - Typical | | Adj \$ / SQ: 280.451 | | | | | | | | | | | | | | | | | | |
| Prim Floors: 4 - Carpet | | Other Features: 47547 | | | | | | | | | | | | | | | | | | |
| Sec Floors: | % | Grade Factor: 1.00 | | | | | | | | | | | | | | | | | | |
| Bsmnt Flr: 12 - Concrete | | NBHD Inf: 1.54999995 | | | | | | | | | | | | | | | | | | |
| Subfloor: | | NBHD Mod: | | | | | | | | | | | | | | | | | | |
| Bsmnt Gar: 1 | | LUC Factor: 1.00 | | | | | | | | | | | | | | | | | | |
| Electric: 3 - Typical | | Adj Total: 753567 | | | | | | | | | | | | | | | | | | |
| Insulation: 2 - Typical | | Depreciation: 112282 | | | | | | | | | | | | | | | | | | |
| Int vs Ext: S | | Depreciated Total: 641286 | | | | | | | | | | | | | | | | | | |
| Heat Fuel: 3 - Electric | | | | | | | | | | | | | | | | | | | | |
| Heat Type: 6 - Elec Base/B | | | | | | | | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | | | | | | | | | | | | | | | | | |
| % Heated: 100 | % AC: 100 | | | | | | | | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: NO | | | | | | | | | | | | | | | | | | | |
| % Com Wal | % Sprinkled | | | | | | | | | | | | | | | | | | | |
| MOBILE HOME | | | | Make: | Model: | Serial #: | Year: | Color: | | | | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | PARCEL ID 058.C-0001-0215.0 | | | | | | | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | | | |
| More: N | | | | Total Yard Items: | | | | Total Special Features: | | | | Total: | | | | | | | | |